047.A	0002	0055.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	494,700	/	494,700
USE VALUE:	494,700	/	494,700
ASSESSED:	494,700	/	494,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #: 55

Owner 1:	MCCABE ANDREW
Owner 2:	
Owner 3:	
Street 1:	55 WEBCOWET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIBURZ CYNTHIA K -
Owner 2:	LAURENSON JOHN -
Street 1:	55 WEBCOWET ROAD UNIT 55
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Aluminum Exterior and 1102 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	491,400	3,300		494,700
Total Card	0.000	491,400	3,300		494,700
Total Parcel	0.000	491,400	3,300		494,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.91 | /Parcel: 448.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 271917
GIS Ref:
GIS Ref:
Insp Date: 07/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.A-0002-0055.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	491,400	3300	.		494,700		Year end	12/23/2021
2021	102	FV	477,400	3300	.		480,700		Year End Roll	12/10/2020
2020	102	FV	470,400	3300	.		473,700	473,700	Year End Roll	12/18/2019
2019	102	FV	489,500	3300	.		492,800	492,800	Year End Roll	1/3/2019
2018	102	FV	433,100	3300	.		436,400	436,400	Year End Roll	12/20/2017
2017	102	FV	394,900	3300	.		398,200	398,200	Year End Roll	1/3/2017
2016	102	FV	394,900	3300	.		398,200	398,200	Year End	1/4/2016
2015	102	FV	359,100	3300	.		362,400	362,400	Year End Roll	12/11/2014

!15236!

PRINT

Date	Time
12/30/21	20:24:42

LAST REV

Date	Time
07/13/18	09:21:32
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15236

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIBURZ CYNTHIA	65825-171		7/30/2015		455,000	No	No		
WHITE WILLIAM E	53198-156		7/14/2009		370,500	No	No		
HIGHBAUGH CLAU	47721-212		8/29/2006		303,000	No	No		
JONES NANCY P	46290-581		10/17/2005	Family		No	No		

USER DEFINED

Prior Id # 1:	33234
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2014	1115	Re-Roof	12,530		9/4/2014			Strip and re-roof.
7/3/2006	553	Redo Bat	5,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Measured	DGM	D Mann
3/8/2016	Sales Review	PT	Paul T
8/31/2006	Permit Visit	BR	B Rossignol
3/22/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7752													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	407.551
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515121
Depreciation:	23696
Depreciated Total:	491426

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	407.55
Special Features:	0	Val/Su Net:	445.92
Final Total:	491400	Val/Su SzAd	445.92

SKETCH

UnSketched SubAreas:
GLA: 1102,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,102	407.550	449,121

Net Sketched Area:	1,102			Total:	449,121
Size Ad	1102	Gross Area	1102	FinArea	1102

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.A-0002-0055.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1924	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300